

Planning Commission Meeting  
September 14, 2016  
Verbatim Excerpt

PCA B-846-03/DPA HM-117-02/PRC B-846-04 – RP 11720, LLC

During Only During Commission Matters  
(Public Hearing held on July 28, 2016)

Commissioner de la Fe: Thank you, Mr. Chairman. On July 28<sup>th</sup>, 2016, the Planning Commission held a public hearing on RP 11720, LLC, to permit an amendment to the development plan proffers and approve a PRC plan to permit the construction of 54 single family attached dwelling units. The Planning Commission had a couple of issues that were raised at that point and that's why we deferred the decision. One had to do with where folks would, you know, delivery of folks with pizzas and things like that would be and the plan has been revised and the applicant has identified a place where such delivery, you know, delivery vehicles could be parked while making, you know, delivery. There – there was a – an issue *with the* Transportation Demand Management and the applicant has revised the proffers to provide their commitment that they would work with adjoining properties as they come in, in the future to establish a, you know, a participate in a Transportation Demand Management Program. And the Planning Commission also asked for a disclosure, change in the disclosure proffers relating to garage dimensions and that has been addressed. And the applicant amended the proffers to clarify the provision of the interparcel to the west; therefore, Mr. Chairman, I would, not it, I WOULD MOVE, no - before that could the applicant's representative please come forward?

Lori Greenlief, McGuireWoods LLP, Applicant's agent: Good evening, my name is Lori Greenlief representing the applicant.

Commissioner de la Fe: Thank you very much. Ms. Greenlief, does the applicant confirm for the record agreement to the proposed development conditions dated August 29<sup>th</sup>, 2016?

Ms. Greenlief: I was just told by staff that the correct date is September 6<sup>th</sup>?

Commissioner de la Fe: Oh, okay, it would be September 6<sup>th</sup> then.

Ms. Greenlief: And yes.

Commissioner de la Fe: Okay, thank you very much. That September 6<sup>th</sup> is the date of the addendum that we all received that covered these changes, thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF DPA HM-117-02, TO AMEND THE EXISTING DEVELOPMENT PLAN DP 117, APPROVED FOR A CONVENTION OR CONFERENCE CENTER FOR OFFICE TO PERMIT MEDIUM DENSITY RESIDENTIAL.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? Yes, Mr. Migliaccio?

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Commissioner Migliaccio: Mr. Chairman, I was not present for the public hearing but I did watch it on - on the video and I will be voting this evening.

Chairman Murphy: Yes, Ms. Hurley?

Commissioner Hurley: Thank you, Mr. Chairman. I am still uncomfortable with the narrow garages, as I am on all of these plans, and to be consistent I will not vote for it but I will abstain.

Chairman Murphy: Okay, thank you very much. Further discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve DPA HM-117-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hurley abstains. Mr. Hart abstains.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA B-846-03, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED, is it also September 6<sup>th</sup>?

William Mayland, Zoning Evaluation Division, Department of Planning and Zoning: That would be – it is still August 26<sup>th</sup> for the proffers.

Commissioner de la Fe: Okay, FOR THE PROFFERS...

Mr. Mayland: Correct.

Commissioner de la Fe: ...IT WOULD BE THE DATE OF AUGUST 26<sup>TH</sup>, or twenty - 29<sup>th</sup>?

Mr. Mayland: 26<sup>TH</sup> for the proffers.

Commissioner de la Fe: 2016.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve DPA HM-1, oh – I did that one, PRC B-846-04, say aye.

Commissioner de la Fe: No, no. I had moved that, you had the original one correct...

Commissioner Hart: The second motion was the DPA.

Commissioner de la Fe: ...the second one, it was a PCA B-8...

Chairman Murphy: I'm sorry, PCA B-846-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Hart: Abstain.

Chairman Murphy: All right. No, you don't abstain? Okay.

Commissioner Hurley: And I abstain.

Chairman Murphy: Mr. Hart abstains.

Commissioner Hurley: And I abstain.

Chairman Murphy: Okay.

Commissioner de la Fe: Okay, and so does – okay.

Commissioner Flanagan: Ms. Hurley abstains as well.

Commissioner Hurley: Yes, I abstain.

Chairman Murphy: Oh, Ms. Hurley abstains, okay. I thought you...go ahead.

Commissioner de la Fe: Okay, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC B-846-04, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED SEPTEMBER 6<sup>TH</sup>.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PRC B-846-04, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hurley abstains and Mr. Hart abstains.

Commissioner de la Fe: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF PARAGRAPH 2 OF SECTION 6-107 OF THE ZONING ORDINANCE, WHICH REQUIRES A 200 SQUARE FOOT MINIMUM PRIVACY YARD AREA FOR SINGLE FAMILY ATTACHED DWELLINGS AND APPROVAL OF A WAIVER OF THE TREE PRESERVATION REQUIREMENT FROM SECTION 12-0508.3 OF THE PUBLIC FACILITIES MANUAL.

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Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Thank you.

Chairman Murphy: Mr. Hart abstains. Ms. Hurley abstains, same abstentions.

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(The motions carried by a vote of 7-0-2. Commissioners Hart and Hurley abstained from the vote. Commissioners Hedetniemi, Lawrence and Strandlie were absent from the meeting.)

TMW